

33 LYNDALE AVENUE
WILPSHIRE
BB1 9LP

£900 per month inc gardener



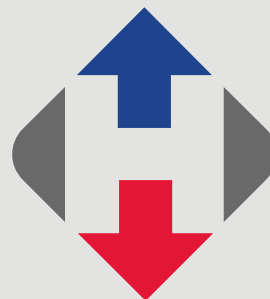
- Spacious detached true bungalow
- Spacious lounge with open views
- Open plan kitchen & dining room
- Superb cul-de-sac location
- 3 bedrooms, shower room, separate w.c.
- Large side & rear gardens
- Large driveway with ample parking
- Unfurnished. Available Immediately.

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A modern detached true bungalow enjoying a peaceful location, with lovely open views, yet only a few minutes' drive from the local towns and amenities.

The property offers light, airy accommodation comprising entrance hall, large lounge, dining room, contemporary fitted kitchen, three bedrooms, shower room and w.c.

Outside, there are excellent garden areas, a detached store and a large driveway providing ample parking.



LOCATION: Travelling into Wilpshire from the Langho direction turn third right into Sunnyside Avenue and at the bottom turn left into Lyndale Avenue, Proceed straight on to the very end and number 33 is the last property on the left hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE PORCHWAY: Through PVC front door.

HALLWAY: Large L-shaped hallway with large storage cupboard with modern sliding doors, access via loft ladder leading to loft.

CLOAKROOM: With low suite w.c. with push button flush and wall-hung washbasin, fully tiled walls.

LOUNGE: 6.2m x 3.8m (20'4" x 12'6"); modern log-effect fire, sliding patio door, beautiful open views.

DINING ROOM: 3.7m x 2.3m (12' x 7'7"); with coved cornicing, excellent views, Karndean flooring. Open to:

KITCHEN: 3.8m x 2.5m (12'5" x 8'2"); range of modern fitted wall and base units with complementary working surfaces, built-in electric oven, 4-ring gas hob and extractor over, door to rear garden.

BEDROOM ONE: 3.5m x 3.1m (11'6" x 10'2"); with built-in wardrobes.

BEDROOM TWO: 3.6m x 2.3m (11'10" x 7'7").

BEDROOM THREE: 3.6m x 2.7m (11'10" x 8'10").

SHOWER ROOM: With three-piece suite comprising pedestal washbasin, low suite w.c. and walk-in shower enclosure housing direct feed shower.

OUTSIDE: Large lawned garden areas, detached store and ample driveway.





EXTRAS: A gardener is included in the rent.

DEPOSIT: £1,038.00.

RESTRICTIONS: No Pets. No Smokers. Unfortunately no Housing Benefit claimants can be considered due to a restriction in the Landlord's mortgage term.

AVAILABLE: Immediately.

EPC: The energy efficiency rating for this property is E.

COUNCIL TAX: Band E.

Please Note

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

Payment of the first month's rent and deposit **MUST** be made by bank transfer, Building Society counter cheque or debit card. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card or cash.





33 Lyndale Avenue, Wilpshire, BB1 9LP

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LANDORDS!**

LET us LET your property to the right tenant

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